

## ***SUMMARY***

### **Implementation Plan for EHL Planning Outcomes**

#### **Desired Outcomes**

- Adequate housing supply
- Habitat and agricultural protection
- An orderly pattern of development
- Efficient use of land

#### **Guiding Planning Principle**

- City-centered growth

#### **Implementation Steps**

- For orderly and cost-efficient development, new urban and suburban development occurs within municipal boundaries.
- Counties transition out of urban/suburban development during a 5-year period.
- During the transition period, county urbanized areas incorporate if feasible, and continue to “infill.”
- During the transition period, limited expansions of county urbanized areas may occur through a LAFCO “boundary” process similar to that applied to cities.
- Counties share in the tax revenue of new municipal development.
- If not appropriate for annexation, new development areas may be approved as “new towns” by LAFCO, with early incorporation anticipated.

- To accommodate future growth on a regional basis, cities provide a 20-year supply of developable land at comprehensive 10-year general plan update cycles.
- Housing allocations (to be utilized at the 10-year updates) continues at the council of government level (with priority to cities during the 5-year transition period).
- Planning funds are available to jurisdictions for the 10-year updates, at which time public participation in a “visioning” format occurs.
- New development occurs efficiently, with performance standards for
  - a) reasonable utilization of infill capacity (including appropriate rezoning of underzoned land) and
  - b) density within “greenfield” development.
- To provide “certainty,” only during the 10-year update cycles may land be redesignated between “foundations” of agriculture/rural/open space and development.
- To provide sufficient housing for all incomes, overlay-planning designations are made for a near-term 10-year supply of housing sites. These Urban Overlay designations specify the type of development, mitigation, and amenities that are required for consistent project approvals to be granted. Intervening 5-year state housing certifications are waived for cities demonstrating achievement of housing objectives.
- Master EIRs for the 10-year Urban Overlays provide regulatory streamlining for consistent projects.
- Proactive habitat and agricultural protection programs are put in place, such as NCCPs, TDRs, etc. These programs also serve as vehicles for project mitigation and provide financial “equity” for landowners whose lands do not develop.
- So that future “smart growth” opportunities are not precluded by premature, inefficient subdivision, and so that habitat and agricultural values are maintained, additional “rural residential” subdivision is limited to “infill” within areas of existing such parcelization.
- Cities with projects along major transportation corridors, or TOD, infill or mixed-use projects, are given financial incentives, such as through retention of a portion of the tax increment or through priority state infrastructure funding.